

SUNCOAST COMMUNITY DEVELOPMENT DISTRICT

MEETING AGENDA

**Wednesday, November 12,
2025, at 7:00 PM**

Meeting to be held at:

**Marriott Springhill Suites
16615 Crosspointe Run
Land O' Lakes, FL 34638**

Prepared by:



2005 Pan Am Circle
Suite 300
Tampa, FL 33607

Suncoast Community Development District

Board of Supervisors

Matthew Thebeau, Chairperson
Edmund Latif III, Vice Chairperson
Tammy Latif, Assistant Secretary
Melissa Ramacco, Assistant Secretary
John Vento, Assistant Secretary

District Staff

Alba Sanchez, District Manager
Kathryn "KC" Hopkinson, District Counsel
Phil Chang, District Engineer
Nancy Hix, Accountant
Jason Liggett, Field Inspector
Crystal Yem, Admin

REGULAR MEETING AGENDA

Wednesday, November 12, 2025, at 7:00 p.m.

Join Teams Meeting

Meeting ID: 224 264 915 495 6 **Passcode:** nE9xR2zs

All cellular phones and pagers must be turned off during the meeting. Please let us know at least 24 hours in advance if you are planning to call into the meeting.

- 1. Call to Order/Roll Call**
- 2. Motion to Approve Agenda**
- 3. Audience Comment** *(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)*
- 4. Staff Report**
 - A. Field Inspection Report
 1. Consideration of Palm Pruning Proposal.....Page 3
 2. Consideration of Main Entrance and Monument Planting.....Page 8
 - B. District Counsel Report
 - C. District Engineer's Report
 - D. District Manager's Report
 1. Discussion of Accurate Drilling Solutions Invoices.....Page 12
- 5. Business Items**
 - A. Consideration of Resolution 2026-02; Adopting the Goals and Objectives.....Page 14
 - B. Discussion of Financial Workshop
- 6. Business Administration**
 - A. Approval of Minutes of October 8, 2025, Regular Meeting.....Page 19
 - B. Consideration of Operation and Maintenance September 2025.....Page 21
- 7. Supervisors' Requests or Comments**
- 8. Audience Comments** *(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)*
- 9. Adjournment**

*****The next meeting is scheduled to be held on Wednesday, December 10, 2025, at 7:00 p.m. *****

Suncoast CDD Palm Pruning October 2025

Tree Quantity: 87

Proposal Value: \$3,225

October 10, 2025

Proposal #: 1154058



Tree Care Service Address/Location

Suncoast CDD
Meadowbrook Dr and SR 54
Land O Lakes, Florida
Liz
emoore@fieldstonels.com

Tree Care Service Billing Address

Jason Liggett (Inframark)
, Florida
Jason Liggett
jliggett@inframark.com
tel:656-247-8573

Fieldstone Tree Care

4801 122nd Avenue North
Clearwater, Florida 33762
Zayne Taber
Ztaber@fieldstonels.com
tel:727-643-1281

	Species	Qty	Height	Service	Price
	Cabbage Palm	83	16'-30'	Palm Trees Prune	\$2,905
	Mexican Fan Palm	3	31'-45'	Palm Trees Prune	\$195
	Senegal Date Palm	1	16'-30'	Palm Trees Prune	\$125
				Total	\$3,225

Additional Information

This proposal is to trim the palms to 10 and 2.

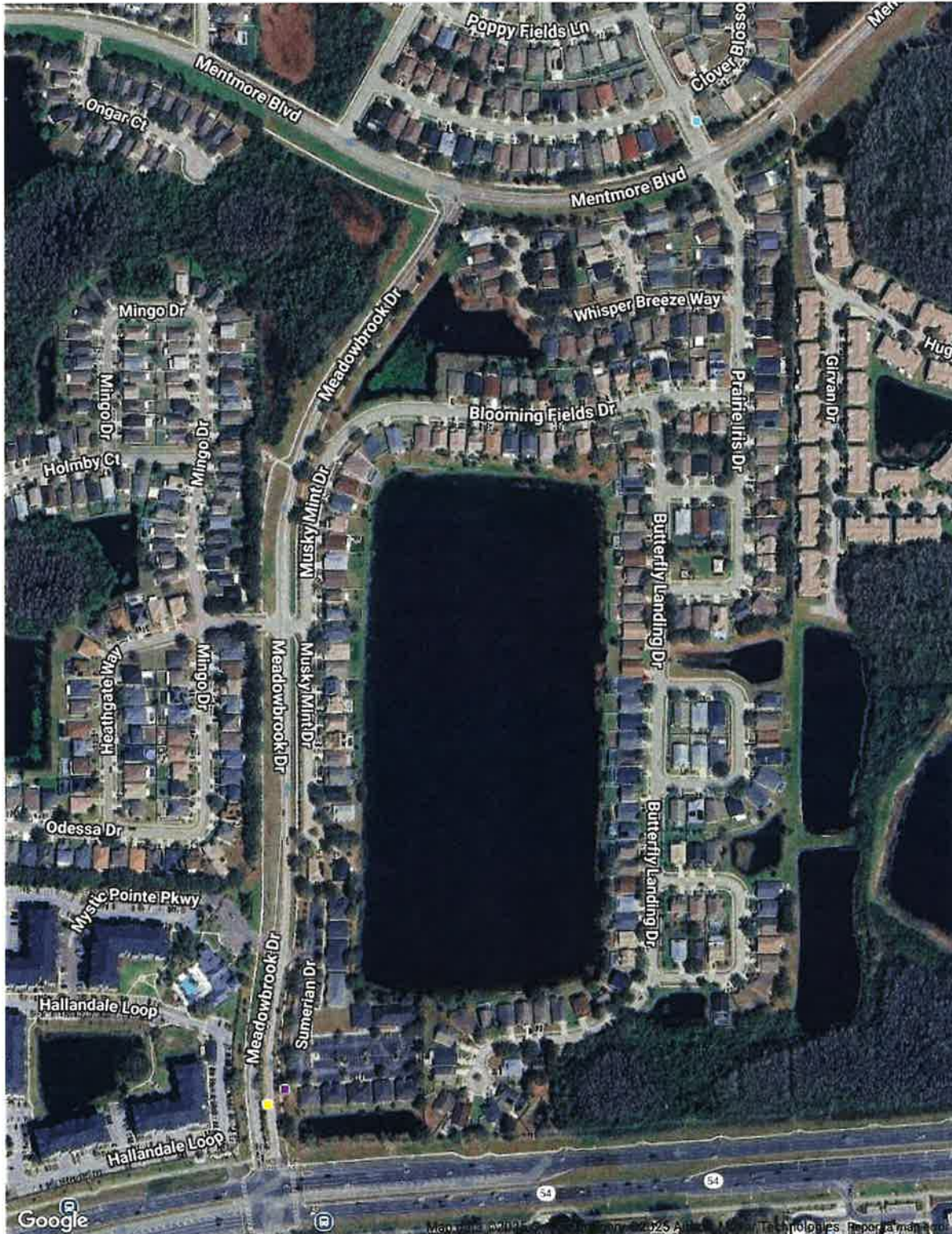


General Tree Care Objective Definitions

Palm Trees Prune

De-Booting Not Included

Suncoast CDD



Legend (87)

- Cabbage Palm (83)
- Mexican Fan Palm (3)
- Senegal Date Pal... (1)

Suncoast CDD

Suncoast CDD Palm Pruning October 2025



October 10, 2025

Sabal palmetto ID# 1
Cabbage Palm
Height: 16'-30'
Health: 80%-Good



Palm Trees Prune

Trim to 10 and 2



October 10, 2025

Sabal palmetto ID# 1
Cabbage Palm
Height: 16'-30'
Health: 80%-Good



Palm Trees Prune

Trim to 10 and 2



October 10, 2025

Washingtonia robusta ID# 2
Mexican Fan Palm
Height: 31'-45'
Health: 80%-Good



Palm Trees Prune

Trim to 10 and 2

Terms and Conditions for Tree Care Services

1. Performance by Company:

Work crews shall arrive at the job site unannounced unless otherwise noted herein. The Company shall attempt to meet all performance dates, but shall not be liable for damages due to delays from inclement weather or other causes beyond our control.

2. Workmanship:

All work will be performed in a professional manner by experienced personnel outfitted with the appropriate tools and equipment to complete the job properly. Unless otherwise indicated herein, The Company will remove wood, brush and debris incidental to the work.

3. Insurance:

The Company is insured for liability resulting from injury to persons or property, and all its employees are covered by Workers Compensation Insurance.

4. Ownership:

The customer warrants that all trees, plant material and property upon which work is to be performed are either owned by him/her or that permission for the work has been obtained from the owner.

The Company is to be held harmless from all claims for damages resulting from the customer's failure to obtain such permission.

5. Limitations:

The customer must identify all non- public utilities. The Company assumes no responsibility for the location of or damage to underground utilities not clearly marked by the customer prior to commencement of site services. Stump grinding and removals as proposed will occur where public utilities allow.

6. Terms of Payment:

All accounts are net payable upon receipt of invoice. A service charge of 1.5% will be added to accounts not fully paid 30 days subsequent to the invoice date. If outside assistance is used to collect the account, the customer is responsible for all costs associated with the collection, including, but not limited to, attorney fees and court costs.

Customer

October 10, 2025

Signature

Date

Liz

October 10, 2025

Printed Name

Date

Tree Care Service Provider

Zayne Taber

October 10, 2025

Signature

Date

Zayne Taber

October 10, 2025

Printed Name

Date

Date: October 31, 2025
Proposal #: 22181



QUOTATION

Mailing Address

Inframark
2654 Cypress Ridge Blvd
Suite 101
Wesley Chapel, FL 33544

Home Phone:

Job Address

Suncoast CDD
16615 Crosspointe Run
Land O' Lakes, FL 34638

Business Phone:

Job Summary:



Fieldstone proposes to complete the following work:

Suncoast CDD front entrance:
(Corner of Meadowbrook Drive and SR 54)

Impacted areas are highlighted in RED



Work to be completed:

1. Remove existing plants and weeds in the highlighted area and prepare beds for new plant material
2. Center median needs additional soil for new plantings to thrive
3. Irrigation adjustments in all impacted areas to provide sufficient moisture management long term
4. Left bed area will be planted in a uniform row in front of existing plant material to enhance aesthetics. St. Augustine Sod will be installed between the sidewalk and curb to leave a clean and neat appearance.
5. Right bed area will be reduced using St. Augustine Sod to shape the bed, creating a smaller more focal landscaped area
6. Installation of Pine Bark Mulch to finish the appearance and help retain moisture

Quote Total: \$7,879.41

Terms & Conditions

Acceptance of Work

- **Fieldstone Landscape Services, LLC (Contractor)** and **Suncoast CDD (Client)** agree to services, conditions, materials, and total dollar amount.
- Contractor will commence the Work at the agreed time and place, and continue such Work diligently and without delay, in a good and workmanlike manner, and in strict conformity with the specifications and requirements contained herein and in any related Order.

Payment Terms and Conditions

- The client is subject to a Progress Billing & Payment Schedule based on the total size of the proposed project. Payment Schedule may include up to a 50% Deposit to schedule work.
- Client agrees to pay the balance before the due date on final invoice to avoid 1.5% penalty for late payment.

Procedure for Extra Work and Changes

- If it shall become necessary for the Contractor to make changes in any designs, drawings, plans, reports, or specifications for any part of the project or reasons over which Contractor has no control, or are put to any extra work, cost or expense by reason of any act or matter over which it has no control, the Client will pay to the Contractor a fee for such changed or extra Work calculated on a time and materials basis.
- All changes to Work or pricing or the terms of this Agreement will be read and understood within the context and meanings of this Agreement unless stated explicitly to the contrary.
- Extras to the Contract are payable by the Client forthwith upon receipt of the Contractor's invoice.

Warranty and Tolerances

- Payments Received: The Warranty for the contract is only valid if payment is received in full on acceptance of the work.
- Diligence: the Contractor agrees to carry out its Work diligently and to provide sufficient supervision and inspection of its staff and subcontractors and that it's work will be of proper and professional quality, and in full conformity with the requirements of the contract.
- Site Unknowns: It is the responsibility of the Client or the Client's Representative to fully inform the Contractor of all the information regarding site unknowns that may include difficult buried materials, cables, and pipes, tree stumps, drainage or water table issues, rock, and shale sub-surfaces and/or other impediments, issues or factors that could otherwise impact the quality, cost, and timeliness of project completion. Failure to notify the Contractor may lead to additional costs to the Client (at the Contractor's discretion) and schedule time not included in the Quotation and may require changes in design and construction to overcome such problems – all for which the Client will be responsible.
- Underground Utilities: Should damage occur to utilities during construction, the Contractor is only liable for the cost of the repair. the Contractor is not liable in any way for inconvenience to the Client caused by damage to the utilities. Damage to neighbor's utilities on the Client's property is the responsibility of the Client.

Material Tolerances

- Landscape: Contractor warrants the installation, workmanship, and material. Material is guaranteed to be true to name and maintain a healthy condition except for normal shock of installation.
 - Hardwood & Palm Trees: (6) Months
 - Plants/Shrubs/Ornamentals/Groundcover: (3) Months
 - Sod: (30) Days
 - Seasonal Annual Flowers: (30) Days
- Irrigation/Drainage/Lighting: Contractor warrants the installation, workmanship, design, and

materials employed in connection with the underground irrigation system for six (6) months following installation completion.

- Stone: Natural stone has color variations that vary from stone to stone. In addition, mineral deposits such as lime, iron, etc. can change the stone and even bleed. This is the nature of the product, and the Client accepts this as a natural and acceptable quality of the stone.
- The warranty is not valid on relocated material, annuals and any existing irrigation, drainage, and lighting systems. Warranty is not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damaged caused by others. Failure of water or power source not caused by Contractor will void warranty.

Signature: _____ **Date:** _____
Inframark

We wanted to share with you our new customer portal. This will allow you to manage your account online by having access to: viewing proposals and being able to electronically sign for new proposed work, viewing and submitting issues, as well as viewing and electronically paying your invoices.

To register, please use the following link: Fieldstone.PropertyServicePortal.com

Thank you so much and we look forward to assisting you with this great new feature we're able to offer. If you have any issues, please contact accountsreceivable@fieldstonels.com



Accurate Drilling Solutions
9507 Palm River Road
Tampa, FL 33619

Phone: (813) 643-6161
accurate3drilling@gmail.com
accurate4.com

Bill to
Suncoast Meadows CDD
c/o Vanguard Management Group
10500 University Center Dr. Suite 190
Tampa, FL 33612

Ship to
***Suncoast Meadows CDD**
3442 Clover Blossom Cir.
Land O Lakes, FL 34638

Work Order #: 15036

Transaction Date:

Terms: Net 30

Invoice Due Date:

Invoice #: i6819

Item	Description	Quantity	Price	Amount
Installation	Boom Truck Pump Removal	1	\$750.00	\$750.00
Well Video Inspection	Well Video Inspection	1	\$1,500.00	\$1,500.00

Subtotal: \$2,250.00

Total: \$2,250.00

Balance Due: \$2,250.00



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9507 Palm River Road
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accurate4.com

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Suncoast Meadows CDD
c/o Vanguard Management Group
10500 University Center Dr. Suite 190
Tampa, FL 33612

Ship to
***Suncoast Meadows CDD**
3442 Clover Blossom Cir.
Land O Lakes, FL 34638

Quote #: q4504

Quote Date: 6/13/2025

Item	Description	Quantity	Price	Amount
4" Well Abandonment	Current Collapsing Well Abandonment - 210 ft Total Depth 18' Static WL	210	\$15.00	\$3,150.00
4" Well Abandonment	Old 4" Well Abandonment - 45 ft Total Depth 11' Static WL	45	\$15.00	\$675.00
Notes	*Both wells to be fully grouted with Portland Cement to make sure any cavities or voids are fully filled*	1	\$0.00	\$0.00
Notes	*Quote is based on theoretical amounts to fill the wells, use of excessive amounts of material to fill wells will be adjusted on final invoice*	1	\$0.00	\$0.00
Misc Fee	Removal of pump system in Collapsing well	1	\$750.00	\$750.00
Misc Fee	Crane truck Usage cost	1	\$1,000.00	\$1,000.00
Subtotal:				\$5,575.00
Total:				\$5,575.00

This is not to be billed to the CDD

-\$675.00
=\$4900

Note:

- Well Quotes are based on an estimated depth and Casing amount determined by wells near your address. Actual charges will be based on actual depth of well and amount of casing used.
- Pump Replacement Quotes: Drop Pipe and Wire footage may vary +/- slightly as our estimate is based on construction data of your well. The actual drop pipe and wire requirements can change with time as static water depths can change.
- Access to Well / Pump Area: Accurate Drilling Solutions is not responsible for damage to Driveways, sidewalks, grass and other obstacles in pathway to well / pump area. Accurate Drilling Solutions will do it's best not to damage sidewalks, grass and other obstacles, but cannot guarantee damage will not occur.
- Well Abandonments: Actual number of bags can vary. Additional Bags required will be charged at \$25.00/Bag

HOA- 50% of \$4900 plus \$675=\$3,125
CDD-\$2,450

RESOLUTION 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SUNCOAST COMMUNITY DEVELOPMENT DISTRICT ADOPTING GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Suncoast Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, effective July 1, 2024, the Florida Legislature adopted House Bill 7013, codified as Chapter 2024-136, Laws of Florida (“HB 7013”) and creating Section 189.0694, *Florida Statutes*; and

WHEREAS, pursuant to HB 7013 and Section 189.0694, *Florida Statutes*, beginning October 1, 2025, the District shall establish goals and objectives for the District and create performance measures and standards to evaluate the District’s achievement of those goals and objectives; and

WHEREAS, the District Manager has prepared the attached goals, objectives, and performance measures and standards and presented them to the Board of the District; and

WHEREAS, the District’s Board of Supervisors (“Board”) finds that it is in the best interests of the District to adopt by resolution the attached goals, objectives and performance measures and standards.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SUNCOAST COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The District Board of Supervisors hereby adopts the goals, objectives and performance measures and standards as provided in **Exhibit A**. The District Manager shall take all actions to comply with Section 189.0694, *Florida Statutes*, and shall prepare an annual report regarding the District’s success or failure in achieving the adopted goals and objectives for consideration by the Board of the District.

SECTION 3. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 12th day of NOVEMBER 2025.

ATTEST:

**SUNCOAST
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair, Board of Supervisors

Exhibit A: Goals, Objectives, Performance Measures and Standards

Exhibit A:
Goals, Objectives, and Annual Reporting Form

**Suncoast Community Development District
Performance Measures/Standards & Annual Reporting Form**

October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least twelve regular Board of Supervisor (“Board”) meetings per year to conduct District-related business and discuss community needs.

Measurement: Number of public Board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of twelve Board meetings were held during the fiscal year.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to the District’s website, publishing in local newspaper of general circulation, and or via electronic communication.

Standard: 100% of meetings were advertised in accordance with Florida Statutes on at least two mediums (e.g., newspaper, District website, electronic communications). **Achieved:** Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly District website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management’s records.

Standard: 100% of monthly website checks were completed by District Management or third party vendor.

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections **Objective:** Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District’s infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager’s reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within District Management services agreement

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District’s infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer’s report related to District’s infrastructure and related systems.

Standard: Minimum of one inspection was completed in the fiscal year by the District’s engineer.

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year. *(or other deadline, as appropriate)*

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on the District's website and/or within District records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the District's website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the District's website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the District's website.

Standard: District's website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the District's website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing Board approval and annual audit is available on the District's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the District's website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

SIGNATURES:

Chair/Vice Chair: _____

Date: _____

Printed Name: _____

Suncoast Community Development District

District Manager: _____

Date: _____

Printed Name: _____

Suncoast Community Development District

**MINUTES OF MEETING
SUNCOAST
COMMUNITY DEVELOPMENT DISTRICT**

The Public Hearing and regular meetings of the Board of Supervisors of Suncoast Community Development District were held on Wednesday, October 8, 2025, and called to order at 7:25 p.m. at the Marriot Spring Lake Suites located at 16615 Bexley Village Dr., Land O' Lakes, FL 34638.

Present and constituting a quorum were:

Edmund Latif III	Vice Chairperson
Tammy Latif	Assistant Secretary
John Vento	Assistant Secretary

Also, present were:

Alba Sanchez	District Manager
Mark Vega	Senior District Manager
Jason Liggett	Field Manager
Residents	

The following is a summary of the discussions and actions taken.

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Sanchez called the meeting to order, and a quorum was established.

SECOND ORDER OF BUSINESS

Motion to Approve Agenda

On MOTION by Mr. Latif III, seconded by Mr. Vento, with all in favor, the Suncoast CDD, October 8, 2025, final agenda was approved. 5-0

THIRD ORDER OF BUSINESS

Audience Comment

There were no audience comments.

FOURTH ORDER OF BUSINESS

Staff Report

A. Field Inspection Report

Mr. Liggett provided a high-level overview of the inspection report. Item 1 on the report is very important: "Fertilizer on palms at the main entrance on SR54 is needed.

On MOTION by Mr. Vento seconded by Ms. Latif, with all in favor, the Board Jason Liggett has been approved to collaborate with Mr. Latif III on redesigning the front entrance of all the monuments. was approved.
--

B. District Counsel Report

There were no updates.

C. District Engineer's Report

There were updates.

D. District Manager's Report

Ms. Sanchez informed the Board that the Traffic Logix battery has been purchased and is ready for delivery to Supervisor Thebeau.

FIFTH ORDER OF BUSINESS

Business Items

A. Consideration of Solitude Fountain Replacement Proposal

Table the Consideration of Solitude Fountain Replacement (December agenda)

B. Consideration of Resolution 2026-01; Setting FY 2026 Meeting Scheduled – Revised

On MOTION by Mr. Vento, seconded by Mr. Latif III, with all in favor, the Board Adopted Resolution 2026-01, Revised the Fiscal Year 2025 Meeting Schedule.

SIXTH ORDER OF BUSINESS

Consent Agenda

A. Approval of Minutes of the Regular Meeting September 9, 2025

B. Consideration of Operation and Maintenance Expenditures August 2025

On MOTION by Mr. Vento, seconded by Ms. Latif, with all in favor, the Consent Agenda items were approved.

SEVENTH ORDER OF BUSINESS

Supervisors' Requests or Comments

There being none, the next order of business followed.

EIGHTH ORDER OF BUSINESS

Public Comments

There being none, the next order of business followed.

NINTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. Vento, seconded by Mr. Edmund Latif III, with all in favor, the meeting was adjourned at 7:55 p.m.

Lisa Castoria
District Manager

Matthew Thebeau
Chairperson

Suncoast Community Development District

Financial Statements
(Unaudited)

Period Ending
September 30, 2025

Prepared by:



2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607
Phone (813) 873-7300 ~ Fax (813) 873-7070

SUNCOAST COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of September 30, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	SERIES 2014		SERIES 2014	SERIES 2018	SERIES 2018		GENERAL	GENERAL	TOTAL
	GENERAL	DEBT SERVICE	CAPITAL	CAPITAL	FIXED ASSETS	LONG-TERM			
	FUND	FUND	PROJECTS	PROJECTS	FUND	DEBT FUND			
ASSETS									
Cash In Bank	\$ 198,147	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	198,147
Cash - Reserve Account	-	-	-	-	15,006	-	-	-	15,006
Due From Other Funds	21,053	-	-	-	-	-	-	-	21,053
Investments:									
Reserve Fund	-	199,966	-	-	-	-	-	-	199,966
Revenue Fund	-	336,257	-	-	-	-	-	-	336,257
Prepaid Items	2,250	-	-	-	-	-	-	-	2,250
Prepaid Insurance	21,286	-	-	-	-	-	-	-	21,286
Deposits	45	-	-	-	-	-	-	-	45
Fixed Assets									
Improvements Other Than Buildings (IOTB)	-	-	-	-	14,494	-	-	-	14,494
Stormwater System	-	-	-	-	1,494,067	-	-	-	1,494,067
Landscaping	-	-	-	-	300,145	-	-	-	300,145
Construction Work In Process	-	-	-	-	1,026,268	-	-	-	1,026,268
Amount Avail In Debt Services	-	-	-	-	-	499,616	-	-	499,616
Amount To Be Provided	-	-	-	-	-	2,355,384	-	-	2,355,384
TOTAL ASSETS	\$ 242,781	\$ 536,223	\$ -	\$ 15,006	\$ 2,834,974	\$ 2,855,000	\$ -	\$ -	6,483,984
LIABILITIES									
Accounts Payable	\$ 2,212	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,212
Bonds Payable	-	-	-	-	-	-	2,755,000	-	2,755,000
Due To Other Funds	-	6,053	-	-	15,000	-	-	-	21,053
Notes Payable-Valley LOC	-	-	-	-	-	-	100,000	-	100,000
TOTAL LIABILITIES	2,212	6,053	-	15,000	-	2,855,000	-	-	2,878,265
FUND BALANCES									
Nonspendable:									
Prepaid Items	2,250	-	-	-	-	-	-	-	2,250
Prepaid Insurance	21,286	-	-	-	-	-	-	-	21,286
Restricted for:									
Debt Service	-	530,170	-	-	-	-	-	-	530,170
Capital Projects	-	-	-	-	6	-	-	-	6
Unassigned:	217,033	-	-	-	-	2,834,974	-	-	3,052,007
TOTAL FUND BALANCES	240,569	530,170	-	6	2,834,974	-	-	-	3,605,719
TOTAL LIABILITIES & FUND BALANCES	\$ 242,781	\$ 536,223	\$ -	\$ 15,006	\$ 2,834,974	\$ 2,855,000	\$ -	\$ -	6,483,984

SUNCOAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2025
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 18,689	\$ 18,689	0.00%
Interest - Tax Collector	-	859	859	0.00%
Special Assmnts- Tax Collector	538,800	544,620	5,820	101.08%
TOTAL REVENUES	538,800	564,168	25,368	104.71%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	11,600	400	96.67%
Arbitrage Rebate Calculation	600	600	-	100.00%
Trustees Fees	4,800	4,649	151	96.85%
Disclosure Report	4,200	-	4,200	0.00%
District Counsel	3,500	10,009	(6,509)	285.97%
District Engineer	3,500	9,208	(5,708)	263.09%
District Management	45,000	62,750	(17,750)	139.44%
Auditing Services	6,400	12,750	(6,350)	199.22%
Website Compliance	1,500	-	1,500	0.00%
Postage, Phone, Faxes, Copies	250	1,571	(1,321)	628.40%
Rentals & Leases	2,000	-	2,000	0.00%
General Liability Insurance	3,955	3,955	-	100.00%
Public Officials Insurance	3,203	1,690	1,513	52.76%
Property & Casualty Insurance	14,910	14,910	-	100.00%
Legal Advertising	1,000	1,242	(242)	124.20%
Bank Fees	100	531	(431)	531.00%
Website Development & Maintenance	1,500	4,325	(2,825)	288.33%
Dues, Licenses & Fees	175	524	(349)	299.43%
Total Administration	108,593	140,314	(31,721)	129.21%
<u>Electric Utility Services</u>				
Electric Utility Services	17,600	13,209	4,391	75.05%
Street Lights	60,000	76,017	(16,017)	126.70%
Total Electric Utility Services	77,600	89,226	(11,626)	114.98%

SUNCOAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2025
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Water-Sewer Comb Services</u>				
Water Utility Services	300	497	(197)	165.67%
Total Water-Sewer Comb Services	300	497	(197)	165.67%
<u>Stormwater Control</u>				
Aquatic Contract	13,000	11,862	1,138	91.25%
Lake/Pond Bank Maintenance	2,500	23,226	(20,726)	929.04%
Mitigation Area Monitoring & Maintenance	1,000	-	1,000	0.00%
Aquatic Plant Replacement	2,000	-	2,000	0.00%
Capital Improvements	2,000	-	2,000	0.00%
Total Stormwater Control	20,500	35,088	(14,588)	171.16%
<u>Other Physical Environment</u>				
Landscape Maintenance - Other	6,000	6,879	(879)	114.65%
Irrigation Repairs and Maintenance	6,000	10,997	(4,997)	183.28%
Landscape Maintenance	100,000	138,621	(38,621)	138.62%
Landscape Replacement Plants, Shrubs, Trees	15,000	70,960	(55,960)	473.07%
Entrance, Monuments, Walls Maintenance & Repair	6,000	6,341	(341)	105.68%
Miscellaneous Maintenance	6,073	5,130	943	84.47%
Aquatic Other	1,500	4,820	(3,320)	321.33%
Holiday Lights	15,000	19,425	(4,425)	129.50%
Total Other Physical Environment	155,573	263,173	(107,600)	169.16%
<u>Road and Street Facilities</u>				
Pavement & Signage Repairs	1,500	100	1,400	6.67%
Total Road and Street Facilities	1,500	100	1,400	6.67%
<u>Contingency</u>				
Reserves	119,634	9,432	110,202	7.88%
Total Contingency	119,634	9,432	110,202	7.88%
<u>Debt Service</u>				
Operating Loan Repayment	55,100	6,800	48,300	12.34%
Total Debt Service	55,100	6,800	48,300	12.34%
TOTAL EXPENDITURES	538,800	544,630	(5,830)	101.08%
Excess (deficiency) of revenues				
Over (under) expenditures	-	19,538	19,538	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		221,031		
FUND BALANCE, ENDING		\$ 240,569		

SUNCOAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2025
Series 2014 Debt Service Fund (201)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 24,801	\$ 24,801	0.00%
Special Assmnts- Tax Collector	371,556	386,358	14,802	103.98%
TOTAL REVENUES	371,556	411,159	39,603	110.66%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	255,000	255,000	-	100.00%
Interest Expense	116,556	121,150	(4,594)	103.94%
Total Debt Service	371,556	376,150	(4,594)	101.24%
TOTAL EXPENDITURES	371,556	376,150	(4,594)	101.24%
Excess (deficiency) of revenues				
Over (under) expenditures	-	35,009	35,009	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Operating Transfers-Out	-	(62,265)	(62,265)	0.00%
TOTAL FINANCING SOURCES (USES)	-	(62,265)	(62,265)	0.00%
Net change in fund balance	\$ -	\$ (27,256)	\$ (27,256)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		557,426		
FUND BALANCE, ENDING		\$ 530,170		

SUNCOAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2025
Series 2014 Capital Projects Fund (301)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 68	\$ 68	0.00%
TOTAL REVENUES	-	68	68	0.00%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Deferred Cost - Developer	-	5,357	(5,357)	0.00%
Total Administration	-	5,357	(5,357)	0.00%
<u>Administrative - Regulatory/Compliance</u>				
Deferred Cost - Developer	-	22,951	(22,951)	0.00%
Total Administrative - Regulatory/Compliance	-	22,951	(22,951)	0.00%
TOTAL EXPENDITURES	-	28,308	(28,308)	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	(28,240)	(28,240)	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfer - In	-	62,265	62,265	0.00%
TOTAL FINANCING SOURCES (USES)	-	62,265	62,265	0.00%
Net change in fund balance	\$ -	\$ 34,025	\$ 34,025	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		(34,025)		
FUND BALANCE, ENDING		\$ -		

SUNCOAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2025
Series 2018 Capital Projects Fund (302)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 1	\$ 1	0.00%
TOTAL REVENUES	-	1	1	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	1	1	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		5		
FUND BALANCE, ENDING		<u>\$ 6</u>		

Bank Account Statement

Suncoast CDD

Bank Account No. 3601
Statement No. 09-25

Statement Date 09/30/2025

G/L Account No. 101002 Balance	198,146.81	Statement Balance	204,115.86
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
Subtotal	198,146.81	Subtotal	204,115.86
Negative Adjustments	0.00	Outstanding Checks	-5,969.05
Ending G/L Balance	198,146.81	Ending Balance	198,146.81

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
09/30/2025		JE000473	Interest - Investments	Interest Income	1,085.10	1,085.10	0.00
Total Deposits					1,085.10	1,085.10	0.00
Checks							
							0.00
08/25/2025	Payment	300199	DUKE ENERGY ACH	Inv: 080725-1832 ACH	-2,103.40	-2,103.40	0.00
08/25/2025	Payment	300200	DUKE ENERGY ACH	Inv: 080725-1650 ACH	-2,352.38	-2,352.38	0.00
08/25/2025	Payment	300202	DUKE ENERGY ACH	Inv: 081225-0899 ACH	-1,512.92	-1,512.92	0.00
08/28/2025	Payment	100099	ILLUMINATIONS HOLIDAY LIGHTING	Inv: 93725, Inv: 903725	-19,550.00	-19,550.00	0.00
08/28/2025	Payment	100100	STRALEY ROBIN VERICKER	Inv: 26862	-903.50	-903.50	0.00
08/28/2025	Payment	100101	BGE INC	Inv: 26203	-803.88	-803.88	0.00
08/28/2025	Payment	100102	STEADFAST ENVIRONMENTAL, LLC	Inv: SA-14069	-97.00	-97.00	0.00
08/28/2025	Payment	100104	FIELDSTONE LANDSCAPE SERVICES LLC	Inv: 26120, Inv: 26163	-10,890.69	-10,890.69	0.00
09/03/2025	Payment	1167	LANDSCAPE MAINTENANCE EDMUND	Check for Vendor V00011	-15,965.00	-15,965.00	0.00
09/11/2025	Payment	1168	EMMANUAL LATIF III	Payment of Invoice 002126	-200.00	-200.00	0.00
09/11/2025	Payment	1169	JOHN JOSEPH VENTO	Payment of Invoice 002130	-200.00	-200.00	0.00
09/11/2025	Payment	1170	MATTHEW THEBEAU	Payment of Invoice 002129	-200.00	-200.00	0.00
09/11/2025	Payment	1171	MELISSA A. RAMACCO	Payment of Invoice 002127	-200.00	-200.00	0.00
09/11/2025	Payment	1172	TAMMY A. LATIF	Payment of Invoice 002128	-200.00	-200.00	0.00
09/17/2025	Payment	1173	SPRING HILL SUITES MARRIOTT	Payment of Invoice 002141	-122.00	-122.00	0.00
09/23/2025	Payment	1174	EGIS INSURANCE ADVISORS LLC	Check for Vendor V00101	-21,286.00	-21,286.00	0.00

Bank Account Statement

Suncoast CDD

Tuesday, October 14, 2025

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Bank Account No. 3601

Statement No. 09-25

Statement Date

09/30/2025

09/17/2025	Payment	100105	FIELDSTONE LANDSCAPE SERVICES LLC	Inv: 26218, Inv: 26301, Inv: 25946	-18,015.45	-18,015.45	0.00
09/17/2025	Payment	100106	LANDSCAPE MAINTENANCE STEADFAST	Inv: 349960	-314.15	-314.15	0.00
09/17/2025	Payment	100107	ENVIRONMENTAL, LLC	Inv: SA-14923	-970.00	-970.00	0.00
09/17/2025	Payment	100108	INFRAMARK LLC	Inv: 157199, Inv: 158163	-6,125.20	-6,125.20	0.00
09/17/2025	Payment	100109	FIELDS CONSULTING GROUP, LLC	Inv: 3633	-100.00	-100.00	0.00
09/17/2025	Payment	100110	STRALEY ROBIN VERICKER	Inv: 27021	-335.50	-335.50	0.00
09/17/2025	Payment	100111	BGE INC	Inv: 28550	-210.00	-210.00	0.00
09/19/2025	Payment	100112	FIELDSTONE LANDSCAPE SERVICES LLC	Inv: 26437, Inv: 26445, Inv: 26447, Inv: 26446	-54,613.66	-54,613.66	0.00
09/19/2025	Payment	300209	PASCO COUNTY UTILITIES SERV ACH	Inv: 22965109-ACH	-10.60	-10.60	0.00
09/19/2025	Payment	300210	PASCO COUNTY UTILITIES SERV ACH	Inv: 22965112-ACH	-10.60	-10.60	0.00
09/19/2025	Payment	300211	PASCO COUNTY UTILITIES SERV ACH	Inv: 22965113-ACH	-10.60	-10.60	0.00
09/22/2025	Payment	300212	DUKE ENERGY ACH	Inv: 090525-2776-ACH	-622.89	-622.89	0.00
09/22/2025	Payment	300213	DUKE ENERGY ACH	Inv: 090525-1220-ACH	-34.51	-34.51	0.00
09/22/2025	Payment	300214	DUKE ENERGY ACH	Inv: 090525-1494-ACH	-68.64	-68.64	0.00
09/22/2025	Payment	300215	DUKE ENERGY ACH	Inv: 090525-0732-ACH	-30.80	-30.80	0.00
09/25/2025	Payment	300216	DUKE ENERGY ACH	Inv: 090525-7059-ACH	-206.92	-206.92	0.00
09/25/2025	Payment	300217	DUKE ENERGY ACH	Inv: 090525-2453-ACH	-30.80	-30.80	0.00
09/25/2025	Payment	300218	DUKE ENERGY ACH	Inv: 090525-2601-ACH	-341.73	-341.73	0.00
09/25/2025	Payment	300219	DUKE ENERGY ACH	Inv: 090525-0592-ACH	-51.07	-51.07	0.00
09/25/2025	Payment	300220	DUKE ENERGY ACH	Inv: 090525-2304-ACH	-32.46	-32.46	0.00
09/25/2025	Payment	300221	DUKE ENERGY ACH	Inv: 090525-2924-ACH	-30.80	-30.80	0.00
09/25/2025	Payment	300222	DUKE ENERGY ACH	Inv: 090525-1056-ACH	-68.10	-68.10	0.00
09/25/2025	Payment	300223	DUKE ENERGY ACH	Inv: 090525-1361-ACH	-230.85	-230.85	0.00
09/25/2025	Payment	300224	DUKE ENERGY ACH	Inv: 090525-2148-ACH	-40.52	-40.52	0.00
09/25/2025	Payment	300225	DUKE ENERGY ACH	Inv: 090525-1981-ACH	-30.80	-30.80	0.00
Total Checks					-159,123.42	-159,123.42	0.00

Adjustments

Total Adjustments

Outstanding Checks

09/26/2025	Payment	300226	DUKE ENERGY ACH	Inv: 090825-1832-ACH			-2,103.53
09/26/2025	Payment	300227	DUKE ENERGY ACH	Inv: 090825-1650-ACH			-2,352.52
09/30/2025	Payment	300228	DUKE ENERGY ACH	Inv: 091125-0899-ACH			-1,513.00
Total Outstanding Checks							-5,969.05

Outstanding Deposits

Bank Account Statement

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Bank Account No. 3601
Statement No. 09-25

Statement Date 09/30/2025

Total Outstanding Deposits